

# PLANNING & DEVELOPMENT SERVICES

Building a Better Community with You



Volume 8 Issue 8

September 2007

## Building Services - Planning - Development Engineering Services

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Comprehensive Plan Update



Fish Daddy's, 1611 University Drive

### PERMITS BY TYPE

YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	498	498	\$72,548,029
Duplex	25	50	\$4,338,992
Tri-Plex/Four-plex	2	7	\$502,500
Apartment	32	526	\$30,653,160
New Commercial	79	N/A	\$44,800,997
Commercial Remodel	87	N/A	\$11,584,857

### Inspector's Corner

#### Special Inspection Required for APA Nailing Pattern

A new requirement in Section R703.2 of the 2006 International Residential Code requires a water resistive barrier for exterior sheathing. This requirement has created a challenge with the verification of nailing patterns for the American Plywood Association (APA) Framing Details for narrow wall bracing.

In order to achieve the proper inspection of the nailing pattern, the College Station Building Division is implementing a new procedure for an "APA nailing pattern" inspection. If you utilize the APA framing detail for narrow wall bracing, please contact the Building Division to schedule an inspection of the nailing pattern before the work is covered with the exterior water resistive barrier.

Your patience and cooperation is appreciated as we implement this new procedure and every effort will be made to keep your project on schedule. Should you have questions concerning the inspection process for the APA nailing pattern, please contact the College Station Building Division at 979-764-3570.

Terry Boriskie  
Residential Plans Examiner

## Tracking the Numbers

### Total Permits:

YTD - 1 yr  
↓ 1%

YTD - 2 yr  
↓ 46%

#### Single-Family Homes:

(Does not include slab onlys)

YTD - 1 yr

YTD - 2 yr

↓ 6%

↑ 13%

Year-to-date, single-family home permits decreased in quantity when compared to last year at this time, September 2006, and increased when compared with two years ago, September 2005.

#### Commercial:

(Does not include slab onlys)

YTD - 1 yr

YTD - 2 yr

↑ 6%

↑ 12%

Year-to-date, commercial permits experienced an increase in quantity when compared to last year at this time, September 2006, and increased compared with two years ago, September 2005.

Year-to-date, total permits experienced a decrease in quantity when compared to last year at this time, September 2006, and experienced a decrease when compared with two years ago, September 2005. (Approximately 50% of the total permits issued in 2005 were roofing permits. This is a result of a hail storm that took place early that year.)

**SCHEDULE OF EVENTS****11/1 & 11/15**

Planning & Zoning  
Commission Meetings  
7:00 PM (WS 6:00 PM)

**11/5 & 11/19**

City Council Meetings  
7:00 PM

Submittal Deadline  
Every Monday, 10:00 AM

**Pre-Application Meetings**  
Every Wednesday  
Afternoon

**12/6 & 12/20**

Planning & Zoning  
Commission Meetings  
7:00 PM (WS 6:00 PM)

**12/13**

City Council Meeting  
7:00 PM

Submittal Deadline  
Every Monday, 10:00 AM

**Pre-Application Meetings**  
Every Wednesday  
Afternoon

# November 2007

SUN	MON	TUE	WED	THU	FRI	SAT
				1 P&Z 7:00 PM	2	3
4	5 Submittal Deadline City Council 7:00 PM	6 ZBA 6:00 PM	7	8	9 DRB 11:00 AM	10
11	12 Submittal Deadline	13	14	15 P&Z 7:00 PM	16	17
18	19 Submittal Deadline City Council 7:00 PM	20	21	22	23	24
25	26 Submittal Deadline	27	28	29	30	

# December 2007

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3 Submittal Deadline	4 ZBA 6:00 PM	5	6 P&Z 7:00 PM	7	8
9	10 Submittal Deadline	11	12	13 City Council 7:00 PM	14 DRB 11:00 AM	15
16	17 Submittal Deadline	18	19	20 P&Z 7:00 PM	21	22
23	24 Submittal Deadline	25	26	27	28 DRB 11:00 AM	29
30	31 Submittal Deadline					

# WHAT'S UP!

## Projects

### Current and Completed

#### Commercial:

- **Curry Plumbing, 625 Graham Rd, (SP 06-500206) (DP 06-100059)**
- **Fish Daddy's, 1611 University Drive, (SP 06-500133) (BP 06-2836)**
- ◆ First American Plaza Tenant Space (shell only), 1 First American Blvd, (SP 03-247)(DP 03-77) (BP 04-969)
- ◆ Champion Creek Development, 2200 Raintree Dr., (SP 06-500016) (DP 06-100006)
- ◆ Rock Prairie Baptist Church, 2405 Rock Prairie Rd., (SP 06-500046) (DP 06-100010)
- ◆ Rock Prairie Baptist Church, 4200 Rock Prairie Rd., (PP 06-500015) (BP 06-1906)
- ◆ Christ United Methodist Church, 4203 SH 6, (DP 06-100022) (SP 06-500088)
- ◆ COCS Fire Station No 3, 1900 Barron Rd., (DP 06-100030) (SP 06-500109)
- ◆ Valley Park Center, 400 Harvey Mitchell Pkwy., (PP 05-500129), (DP 05-100036) (DP 05-100055) (SP 05-500174)
- ◆ Benjamin Knox Arts Center, 405 University Drive, (DP 06-100034) (SP 06-500120)
- ◆ Posados Café, 420 Earl Rudder Fwy, (SP 06-500173) (DP 06-100083)
- ◆ Hampton Inn & Suites, 925 Earl Rudder Fwy, (DP 06-100071)
- ◆ Fire Station #3, 1900 Barron Rd, (SP 06-500233)
- ◆ Mid South Bank, 1912 Holleman Dr, (DP 07-100009) (SP 07-500020)
- ◆ Christ Holy Mission Baptist Church Addition, 1113 Arizona St (SP 07-500013) (DP 07-100001)
- ◆ State Farm, 4058 SH 6 S, (BP 07-115)
- ◆ Christ United Methodist Church, 4203 SH 6 S, (BP 06-1393)
- ◆ National Tire & Battery, 504 Earl Rudder Fwy, (SP 07-500022) (DP 07-100006)
- ◆ First National Bank, 710 William D Fitch Pkwy, (DP 07-100008) (SP 07-500032)
- ◆ COCS Forestry Maint, 7090 Rock Prairie Rd, (SP 07-500039) (BP 07-2365)
- ◆ Discount Tire, 2321 Texas Ave, (DP 07-100007) (SP 07-500027)
- ◆ Brazos Valley Oral Surgery, 1501 Emerald Plz, (SP 07-500057) (DP 07-100019)
- ◆ Burger King, 3129 Texas Ave, (SP 07-500044) (DP 07-100015)
- ◆ Enclave Apts, 1800 Holleman Dr, (SP 07-500066) (DP 07-100015)
- ◆ First National Bank, 100 Manuel Dr, (SP 07-500051) (DP 07-100017)
- ◆ J&S Studies Medical, 1710 Crescent Pointe Pkwy, (DP 07-100027) (SP 07-500093)
- ◆ Ninfa's Mexican Restaurant, 1007 Earl Rudder Fwy, (DP 07-100031) (SP 07-500095) (BP 07-2360)
- ◆ A&M Super Storage, 17339 SH 6, (SP 07-500099) (DP 07-100032)
- ◆ Adamson Lagoon, 1900 Anderson St, (SP 07-500150)
- ◆ The Pump, 110 Dominik Dr, (SP 07-500138)
- ◆ TPC of Aggieland, 11501 Jones-Butler Rd, (SP 07-500156) (DP 07-100051)
- ◆ All Safe Storage Ph 2, 13101 FM 2154, (SP 07-500183)

- ◆ City Bank, 4400 SH 6, (DP 07-100063) (SP 07-500180)
- ◆ Taco Express, 1311 Wellborn Rd, (DP 07-100052) (SP 07-500158)
- ◆ Texas ENT, 1730 Birmingham Rd, (DP 07-100054) (SP 07-500162)
- ◆ Audio Video Addition, 909 University Dr, (SP 07-500187) (DP 07-100073)
- ◆ Chick-Fil-A, 1719 Texas Ave, (SP 07-500208) (DP 07-100074)
- ◆ COCS Scale House BVSWM, 7600 Rock Prairie Rd, (SP 07-500190) (DP 07-100082)
- ◆ Fitzwilly's, 303 University Dr, (SP 07-500186)
- ◆ St. Joseph Urgent Care Clinic, 4401 SH 6, (SP 07-500193) (DP 07-100071)
- ◆ COCS Veterans Park Ph 2A, 3101 Harvey Rd, (DP 07-100070)
- ◆ Ulta Beauty, 1505 University Dr, (BP 07-1958)
- ◆ Brittain-Byers Office, 3322 Longmire Dr, (BP 07-2203)
- ◆ Farm Bureau Office, 12815 FM 2154, (BP 07-2546)
- \* **Gateway Lot 13, 506 Earl Rudder Fwy., (DP 07-100077)**
- \* **Holt & Hollas Office Bldg., 410 Technology Pkwy., (DP 07-100080) (SP 07-500226)**
- \* **Brazos Valley Church of Christ, 1201 Norton Ln., (PP 07-500220)**
- \* **COCS Utilities Training Building, 1601 Graham Rd., (SP 07-500217)**
- \* **Residence Inn by Marriott, 720 University Dr, (DP 07-100025) (SP 07-500076) (BP 07-1738)**
- \* **Paradise Scuba, 1705 Valley View Dr, (SP 07-500116) (DP 07-100050) (BP 07-2474)**
- \* **Brazos Valley Bank, 4030 SH 6 S, (BP 07-2507)**
- \* **Eccell Steakhouse, 980 University Dr. E., Ste. 400 (BP 07-2073)**
- \* **Honey Baked Ham, 3975 SH 6 S, (BP 07-2501)**

#### Commercial Subdivisions:

- ~ **Animate Habitat Ph 1, 17339 SH 6, (PP 07-500097) (PP 07-500196) (DP 07-100078)**
- ◆ Emerald Park Plaza, 1501 Emerald Pkwy., (DP 06-100002)
- ◆ Ponderosa Place Sec. 2, 3850 SH 6, (FP 06-500022)
- ◆ Aggieland Business Park, 5942 Raymond Stotzer Pkwy., (PP 06-500048) (PP 07-500090) (DP 07-500182)
- ◆ North Forest Professional Park, 2801 Earl Rudder Fwy, (DP 06-100017) (SP 06-500065)
- ◆ Greens Prairie Center, 525 William D Fitch Pkwy, (PP 06-500094) (PP 07-500133) (SP 07-500179) (DP 06-100040)
- ◆ Super B (Crossroads), Phase 2, 2000 FM 158, (DP 06-100037), (SP 06-500136) (PP 06-500134)
- ◆ North Forest, 2801 Earl Rudder Freeway, (FP 06-500115)
- ◆ Capsher Technology, 3500 University Dr, (SP 06-500217) (DP 06-100063) (BP 06-3690)
- ◆ Model Homes for Stylecraft B & C, 4090 SH, (DP 06-100067)
- ◆ Gateway Ph 4, 100 Forest Drive, (DP 06-100074)
- ◆ Gateway Ph 2B, 1505 University Dr, (SP 06-500276)
- ◆ Tower Point, 951 William D Fitch Pkwy, (PP 06-500261)
- ◆ Gateway Ph 2C, 1505 University Dr, (DP 07-100011) (SP 07-500035)
- ◆ Wolf Pen Plaza Lot 2, 1915 Texas Ave, (SP 07-500149) (DP 07-100048)

- ◆ Spring Creek Commons, 4401 SH 6, (PP 07-500174)
- ◆ Spring Creek Commons Lot 6 Blk 1, 4401 SH 6, (FP 07-500189) (DP 07-100069) (DP 07-100075)

#### Apartment & Hotel projects:

- ◆ Woodlands of College Station, 100 Southwest Pkwy., (Residential & Commercial) (DP 05-100045) (PP 05-500151) ((FP 05-500242) (BP 05-4152)
- ◆ Crescent Pointe Apartments, 3300 University Dr, (SP 06-500204) (DP 06-100076)
- ◆ Wolf Creek Condos-Miles, 1811 George Bush Dr, (DP 07-100013)
- ◆ The Lodges at Walnut Ridge, 501 Luther St, (DP 07-100022)
- ◆ The Factory, 418 College Main, (DP 07-100024)
- ◆ Novosad, 751 Luther St, (PP 07-500121)
- ◆ The Lofts, 2240 Dartmouth St, (PP 07-500153) (DP 07-100072)
- ◆ 2818 Place Properties, 1300 Harvey Mitchell Pkwy, (DP 07-100049) (PP 07-500135) (SP 07-500192)
- ✱ **University Commons Ph III, 950 Colgate Dr., (DP 07-100079) (SP 07-500221)**

#### Residential:

- ◆ Williamsgate Ph 2 (7.83 ac/31 lots/R-1) (FP 05-14)
- ◆ Williamsgate Ph 3 (3.88 ac/18 lots/R-1) (FP 05-15)
- ◆ Castlegate Sec 7 2270 Greens Prairie Rd W (24 Lots/31 ac) (PP 06-500106) (DP 06-100042) (FP 07-500019) (DP 07-100003)
- ◆ Richards Sub. Ph 2, 107 Sterling St., (FP 05-500111)
- ◆ Liberty Subdivision, 2500 Earl Rudder Fwy., (FP 05-500112) (DP 05-100038)
- ◆ Lakeview Acres, 120 Morgans Ln., (FP 05-500171)
- ◆ Castlerock, SH 40, (PP 05-500218) (PP 07-500132) (FP 07-500175) (DP 06-100064)
- ◆ North Forest Estates, 2075 North Forest Pkwy., (PP 06-500079) (FP 06-500222)
- ◆ Williams Creek Ph 5, 6 & 7, 9500 Rock Prairie Rd., (PP 06-500089) (FP 07-500107) (DP 06-100041)
- ◆ Carter's Crossing, Phase 1, 2050 North Forest Parkway, (DP 06-100036) (FP 06-500128)
- ◆ Carter's Crossing, Phase 2, 2050 North Forest Parkway, (DP 06-100035) (FP 06-500127)
- ◆ Dove Crossing Ph 3 & 4, Graham Rd, (FP 06-500190) (DP 06-100053)
- ◆ Shenandoah Ph 10, 11, 15, 16 & 17, 4000 Alexandria, (PP 06-500212)
- ◆ F.S. Kapchinski, 1600 Park Place, (PP 06-500218)
- ◆ Williams Creek Ph 7, 9500 Rock Prairie Rd, (FP 06-500214) (DP 06-100061)
- ◆ Shenandoah Ph 10 & 11, 4000 Alexandria Ave, (PP 06-500243) (FP 06-500268) (DP 06-100078)
- ◆ Bird Pond Estates, 1402, 1404 and 1650 Bird Pond Rd, (PP 06-500265) (FP 07-500198) (FP 07-500215)
- ◆ Sweetland, 3105 Freneau Dr, (PP 07-500016)
- ◆ Edelweiss Ph 10, Brandenburg Ln, (PP 07-500069) (FP 07-500125) (DP 07-100038)
- ◆ Pebble Creek Ph 9F, Royal Adelaide Dr, (FP 07-500054) (DP 07-100018)
- ◆ Sonoma Ph 1, 2755 Barron Rd, (DP 07-100016) (SP 07-500047)
- ◆ Pebble Creek Ph 9C, Royal Adelaide Dr, (PP 07-500087)

- ◆ Sweetland Subdivision, 3105 Freneau Dr, (DP 07-100026) (FP 07-500077)
- ◆ Dove Crossing Ph 8, Graham Rd, (FP 07-500124) (DP 07-100037)
- ◆ Williams Creek Ph 3, 4744 Johnson Creek Loop, (FP 07-500108)
- ◆ Carter's Crossing Ph 3, 2050 North Forest Pkwy, (FP 07-500144) (DP 07-100047)
- ◆ Edelweiss Gartens Ph 5, 213, 215, 217, 219 Meir Ln, (FP 07-500143)
- ◆ Horse Haven Estates Ph 4, 2691 Horse Haven Ln, (PP 07-500142)
- ◆ Preserves at Stone Creek, 3370 Greens Prairie Rd, (PP 07-500172)
- ◆ Edelweiss Gartens Ph 11 & 12, Brandenburg Ln, (PP 07-500181)
- ◆ Sonoma Ph 2, 2755 Barron Rd, (FP 07-500161)
- ◆ Horse Haven Estates Lots 2B1 2B2 & 2B3, 2297 Earl Rudder Frwy, (FP 07-500188)
- ◆ Reatta Meadows Section 1 Ph 2, 2201 Barron Rd, (FP 07-500195)
- ✱ **Castlerock Ph 2A, 525 William D. Fitch Pkwy., (DP 07-100083) (FP 07-500230)**
- ✱ **Creek Meadows Sec 4 Ph 1, 3659 Greens Prairie Trail, (DP 07-100081) (FP 07-500228)**
- ✱ **Creek Meadows Sec 4 Ph 2, 3659 Greens Prairie Trail, (DP-100084) (FP 07-500232)**

#### Subdivisions in the ETJ:

- ~ **Meadowcreek Ph 2 & 3, Koppe Bridge Rd (FP 06-500269)**
- ◆ Lakeside Village, SH 6, (PP 06-500131)
- ◆ Las Palomas (8.77 ac), Cain Rd., (FP 06-500037) (DP 06-100024)
- ◆ Indian Lakes Ph. 10 (79.71 ac), Arrington Rd., (PP 05-500035) (PP 06-500235) (FP 06-500236)
- ◆ Duck Haven Ph 3, 4, 5, & 8 (PP 06-500091) (FP 06-500219)
- ◆ Indian Lakes Ph 4 (Amending Plat), Arrington Rd., (FP 06-500102)
- ◆ Oakland Ridge Ph 1, (FP 06-500225)
- ◆ Hidden Springs, 16055 FM 2154, (PP 06-500277) (FP 07-500031)
- ◆ Indian Lakes Ph 3B, Arrington Rd, (PP 07-500030)
- ◆ Duck Haven Ph 4, 5, 6, 7 & 8, FM 2154 @ Drake, (PP 07-500029)
- ◆ Peach Crossing Ph 2, 1706 Peach Creek Rd, (PP 07-500073) (DP 07-100076) (FP 07-500219)
- ✱ **Indian Lakes Ph VI, Arrington Road, (FP-Amending 07-500214)**

#### ABBREVIATIONS:

SP	-	Site Plan
MP	-	Master Plan
DP	-	Development Permit
PP	-	Preliminary Plat
CUP	-	Conditional Use Permit
FP	-	Final Plat
SDSP	-	Special District Site Plan
BP	-	Building Permit

# BUILDING PERMIT TOTALS:

Month of September 2007						Month of September 2006		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	27	27	84,316	62,747	\$4,459,724	32	32	\$4,777,170
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	8	81	100,915	107,904	\$5,218,160	2	12	\$850,000
Residential Addition	4	N/A	3,134	1,300	\$173,872	2	N/A	\$76,000
Residential Remodel	2	N/A	N/A	N/A	\$6,300	1	N/A	\$1,600
Residential Garage/Carport Addition	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Demolition	0	N/A	N/A	N/A	\$0	2	N/A	\$6,000
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	1	N/A	\$20,500
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Hotel / Motel / Inn	1	0	N/A	N/A	\$5,900,000	0	0	\$0
New Commercial	8	N/A	96,623	86,989	\$959,800	9	N/A	\$1,627,709
Commercial Remodel	8	N/A	N/A	N/A	\$155,300	8	N/A	\$308,415
Commercial Demolition	0	N/A	N/A	N/A	\$0	1	N/A	\$0
Commercial Slab Only	1	N/A	N/A	N/A	\$61,777	0	N/A	\$0
Swimming Pool	3	N/A	N/A	N/A	\$100,000	6	N/A	\$137,230
Sign	16	N/A	N/A	N/A	\$23,068	6	N/A	\$5,495
Moving & Location	0	N/A	N/A	N/A	\$0	2	N/A	\$0
Storage / Accessory	2	N/A	N/A	N/A	\$7,500	3	N/A	\$196,000
Roofing	4	N/A	N/A	N/A	\$10,700	3	N/A	\$7,600
<b>TOTALS</b>	<b>84</b>	<b>108</b>	<b>284,988</b>	<b>258,940</b>	<b>\$17,076,201</b>	<b>78</b>	<b>44</b>	<b>\$8,013,719</b>

MONTHLY  
PERMIT  
TOTALS

January 1, 2007-September 30, 2007						January 1, 2006 - September 30, 2006		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	500	500	960,528	173,231	\$74,496,763	531	531	\$77,620,833
Duplex	25	50	19,862	66,845	\$4,338,992	16	32	\$2,889,242
Tri-plex/Four-plex	2	8	9,572	9,227	\$502,500	3	11	\$793,780
Apartment	32	526	219,891	445,482	\$30,653,160	8	51	\$3,370,946
Residential Addition	39	N/A	25,816	15,554	\$963,820	47	N/A	\$1,464,931
Residential Remodel	38	N/A	N/A	N/A	\$1,387,022	35	N/A	\$787,865
Residential Garage/Carport Addition	0	N/A	N/A	N/A	\$0	2	N/A	\$45,817
Residential Demolition	0	N/A	N/A	N/A	\$0	21	N/A	\$95,250
Residential Slab Only-SF	43	N/A	N/A	N/A	\$502,511	7	N/A	\$98,624
Residential Slab Only-DP	5	N/A	N/A	N/A	\$85,978	10	N/A	\$164,000
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	9	N/A	N/A	N/A	\$337,500	0	N/A	\$0
Hotel / Motel / Inn	1	0	N/A	N/A	\$5,900,000	0	0	\$0
New Commercial	91	N/A	733,236	614,500	\$38,602,527	73	N/A	\$35,987,346
Commercial Remodel	83	N/A	N/A	N/A	\$11,247,857	68	N/A	\$4,069,470
Commercial Demolition	12	N/A	N/A	N/A	\$235,300	19	N/A	\$380,070
Commercial Slab Only	4	N/A	N/A	N/A	\$1,382,777	19	N/A	\$814,418
Swimming Pool	45	N/A	N/A	N/A	\$1,834,705	65	N/A	\$2,515,761
Sign	108	N/A	N/A	N/A	\$418,183	92	N/A	\$383,773
Moving & Location	3	N/A	N/A	N/A	\$3,900	9	N/A	\$26,200
Storage / Accessory	3	N/A	N/A	N/A	\$78,500	39	N/A	\$719,401
Roofing	59	N/A	N/A	N/A	\$347,453	79	N/A	\$930,270
<b>TOTALS</b>	<b>1102</b>	<b>1084</b>	<b>1,968,905</b>	<b>1,324,839</b>	<b>\$173,319,448</b>	<b>1143</b>	<b>625</b>	<b>\$133,157,997</b>

PERMIT  
TOTALS  
YTD



# BUILDING PERMIT DETAILS:

## RESIDENTIAL PERMITS

Date	Permit	Contractor	Lot	Blk	Address	Subdivision	Total Sq. Feet	Heat Sq. Feet	Application Type	Valuation
9/7/07	7-2544	LAGRONE CONSTRUCTION CO.	9	1	1709 LAKESHORE CT	LAKESIDE VILLAGE PH 1	2,592	1919	New Residential (SF)	\$126,654
9/7/07	7-2537	LAGRONE CONSTRUCTION CO.	2	3	1744 CREEKSIDE CIR	LAKESIDE VILLAGE PH 2	2,323	1661	New Residential (SF)	\$110,000
9/7/07	7-2539	LAGRONE CONSTRUCTION CO.	1	3	1746 CREEKSIDE CIR	LAKESIDE VILLAGE PH 2	2,716	2085	New Residential (SF)	\$137,610
9/7/07	7-2708	STYLECRAFT BUILDERS	38	8	914 EAGLE AVE		2,034	1625	New Residential (SF)	\$107,118
9/7/07	7-2541	LAGRONE CONSTRUCTION CO.	8	1	1801 LAKESHORE CIR	LAKESIDE VILLAGE PH 1	2,333	1770	New Residential (SF)	\$116,820
9/7/07	7-2679	PHILIP BLACKBURN	3	30	2405 STONE CASTLE CIR	CASTLEGATE PH 1 SEC 7	2,951	2257	New Residential (SF)	\$190,000
9/12/07	7-2638	DAVID PRICE HOMEBUILDERS INC	17	2	2224 ROCKINGHAM LOOP	CASTLEGATE SEC 3 PH 2	8,334	5330	New Residential (SF)	\$351,780
9/12/07	7-2724	HUSFELD HOMES	2	5	1607 CRANBERRY DR	SOUTH HAMPTON PH 3	3,120	2484	New Residential (SF)	\$169,944
9/17/07	7-2801	CROWLEY CONSTRUCTION	21	70	4226 ROCKY RHODES DR	CASTLE ROCK PH 1A	2,420	1713	New Residential (SF)	\$130,000
9/17/07	7-2797	CROWLEY CONSTRUCTION	18	70	4220 ROCKY RHODES DR	CASTLE ROCK PH 1A	2,930	2076	New Residential (SF)	\$150,000
9/17/07	7-2799	CROWLEY CONSTRUCTION	20	70	4224 ROCKY RHODES DR	CASTLE ROCK PH 1A	2,542	1857	New Residential (SF)	\$140,000
9/18/07	7-2818	ORION CONSTRUCTION	9	4	1217 PHOENIX ST	MCCULLOCH (GEORGE)	1,761	1268	New Residential (SF)	\$91,480
9/18/07	7-2820	ORION CONSTRUCTION	9	6	1218 CAROLINA ST	MCCULLOCH (GEORGE)	1,761	1268	New Residential (SF)	\$91,780
9/19/07	7-2733	ED FROEHLING BUILDERS	6	3	3711 DOVE HOLLOW LN		2,816	2275	New Residential (SF)	\$150,150
9/19/07	7-2734	ED FROEHLING BUILDERS	11	41	1110 HARRISONBURG LN		2,918	2300	New Residential (SF)	\$151,800
9/19/07	7-2736	ED FROEHLING BUILDERS	8	36	1103 PETERSBURG CT	SHENANDOAH PH 13	2,684	2133	New Residential (SF)	\$140,778
9/19/07	7-2810	DONOVAN HOMES	8	17	315 CECILIA LOOP	EDELWEISS ESTATES PHS 13	4,727	3494	New Residential (SF)	\$230,604
9/19/07	7-2812	DONOVAN HOMES	35	2	1706 TWIN POND CIR		2,479	1796	New Residential (SF)	\$118,536
9/19/07	7-2737	ED FROEHLING BUILDERS	6	36	1107 PETERSBURG CT	SHENANDOAH PH 13	2,695	2122	New Residential (SF)	\$140,052
9/19/07	7-2808	GREGG CUSTOM HOMES	8	4	1207 EBBTIDE CV	SOUTH HAMPTON PH 2	2,922	2115	New Residential (SF)	\$139,590
9/21/07	7-2641	MARIOTT HOMES	53	43	5116 WHISTLING STRAITS DR	PEBBLE CREEK	6,013	4155	New Residential (SF)	\$274,230
9/21/07	7-2826	MARIOTT HOMES	9	61	4913 WHISTLING STRAITS LOOP	PEBBLE CREEK	6,735	4209	New Residential (SF)	\$378,810
9/24/07	7-2865	BLACKHAWK CUSTOM HOMES INC	6	80	4235 ROCKY RHODES DR	CASTLE ROCK PH 1A	2,217	1666	New Residential (SF)	\$151,700
9/25/07	7-2842	STYLECRAFT BUILDERS	12	30	4311 PARNELL DR	CASTLEGATE PH 1 SEC 7	2,964	2443	New Residential (SF)	\$161,238
9/27/07	7-2669	O'DONOVAN BUILDERS, LLC	8	17	3914 DEVRNE DR		2,501	1790	New Residential (SF)	\$145,000
9/28/07	7-2896	ELEGANT LIVING HOMES, INC	6	4	1211 EBBTIDE CV	SOUTH HAMPTON PH 2	3,333	2412	New Residential (SF)	\$177,250
9/28/07	7-2898	ELEGANT LIVING HOMES, INC	5	4	1213 EBBTIDE CV	SOUTH HAMPTON PH 2	3,256	2524	New Residential (SF)	\$186,800
9/18/07	7-1828	OAKWOOD CUSTOM HOMES	4	21	1000 SPRING LOOP	UNIVERSITY PARK #2	11,509	10776	Residential (5+ Units New)	\$720,000
9/18/07	7-1829	OAKWOOD CUSTOM HOMES	4	21	1000 SPRING LOOP	UNIVERSITY PARK #2	10,180	9530	Residential (5+ Units New)	\$640,000
9/26/07	7-2778	DOVETAIL BUILDERS	0	4	1725 HARVEY MITCHELL PKWY S	CRAWFORD BURNETT (ICL)	17,908	16132	Residential (5+ Units New)	\$716,320
9/26/07	7-2779	DOVETAIL BUILDERS	0	4	1725 HARVEY MITCHELL PKWY S	CRAWFORD BURNETT (ICL)	17,228	15756	Residential (5+ Units New)	\$689,120
9/26/07	7-2780	DOVETAIL BUILDERS	0	4	1725 HARVEY MITCHELL PKWY S	CRAWFORD BURNETT (ICL)	13,431	12099	Residential (5+ Units New)	\$537,240
9/26/07	7-2781	DOVETAIL BUILDERS	0	4	1725 HARVEY MITCHELL PKWY S	CRAWFORD BURNETT (ICL)	17,228	15756	Residential (5+ Units New)	\$689,120
9/26/07	7-2782	DOVETAIL BUILDERS	0	4	1725 HARVEY MITCHELL PKWY S	CRAWFORD BURNETT (ICL)	13,431	12099	Residential (5+ Units New)	\$537,240
9/26/07	7-2783	DOVETAIL BUILDERS	0	4	1725 HARVEY MITCHELL PKWY S	CRAWFORD BURNETT (ICL)	17,228	15756	Residential (5+ Units New)	\$689,120
9/18/07	7-2832	PDALLAS CONSTRUCTION	11	90	3002 LODGEPOLE DR	SOUTHWOOD VALLEY PHS 4B, 7A	1,600	325	Residential, Addition	\$24,000
9/21/07	7-2831	HOMEOWNER	8	81	304 DEXTER DR W	COLLEGE PARK	374	374	Residential, Addition	\$75,000
9/24/07	7-2878	MARIOTT HOMES	3	60	1303 MISSION HILLS DR	PEBBLE CREEK	560		Residential, Addition	\$44,872
9/24/07	7-2841	LAWRENCE GUSEMAN CONSTRUCTION	2	60	705 WELSH AVE	COLLEGE PARK	600	600	Residential Addition	\$30,000
9/4/07	7-2677	HOMEOWNER	16	20	101 PERSHING AVE	OAKWOOD	800	800	Residential, Remodel & Renovation	\$6,000
9/21/07	7-2864	CLARNECE GRAY	44	2	1212 PHOENIX ST	MCCULLOCH (GEORGE)			Residential, Remodel & Renovation	\$300
9/13/07	7-2776	JEFFERY BAILEY TRUCKING INC.	42	2	1208 PHOENIX ST	MCCULLOCH (GEORGE)		367	Residential Demolition	\$7,050
9/17/07	7-2829	K N L PROPERTIES INC	3	5	806 FAIRVIEW AVE	BREEZY HEIGHTS		356	Residential Demolition	\$4,000

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## COLLEGE STATION ADOPTS NEW PARKLAND DEDICATION FEES

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The College Station City Council recently approved changes to the parkland dedication ordinance. The changes create a new parkland dedication fee structure and extend the parkland dedication requirements into the City's extra-territorial jurisdiction.

The parkland dedication ordinance currently requires parkland fees of \$556.00 per single-family dwelling unit and \$452.00 for each multi-family dwelling unit. The recently approved change establishes fees of \$900.00 for single-family dwelling units and \$713.00 for multi-family dwelling units. These changes will become effective on 1 January 2008.







The parkland dedication ordinance provides a means to acquire and develop neighborhood parks. Park funds generated by the development of new residential construction are used to acquire land and develop parks within prescribed service areas established by park zones. Parkland dedication fees were last updated in January of 2002.

For more information concerning parkland dedication requirements, please contact Planning & Development Services at 979-764-3570.

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

## PERFORMANCE MEASURES

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-  97% of commercial plans that were complete when submitted were reviewed accurately within 5 working days by building staff in compliance with College Station Codes and Ordinances or have received appropriate variances.
-  100% of single-family plans that were complete when submitted were reviewed accurately within 1 working day.
-  100% of building inspections accurately performed within 24 hours.
-  7 commercial plans submitted, 0 sets of duplex plans submitted, 16 sets of multi-family plans submitted.
-  14 inspections per day per inspector, in addition to utility walk-through connections and miscellaneous requests.
-  56 inspections (approx.) per day for this month.

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## Reviewed Site Plans

-  COCS Utilities Training Bldg,  
1601 Graham Rd, (07-500217)
-  University Commons Ph III,  
950 Colgate Dr, (07-500221)
-  Holt & Hollas Office Bldg,  
410 Technology Pkwy, (07-500226)

BUILDING PERMIT DETAILS:

COMMERCIAL PERMITS

Date	Permit	Contractor	Lot	Blk	Address	Subdivision	Total Sq. Ft	Heat Sq. Ft	Application Type	Valuation
9/5/07	7-2507	KEYS & WALSH CONST, LLC	1	1	4030 SH 6 S	GRAHAM CORNER PLAZA	3,500	3500	Commercial, Of-fices/Banks/Professional	\$170,000
9/6/07	7-2073	D W S DEVELOPMENT	1	23	980 UNIVERSITY DR E 400	R CARTER (ICL)	3,890	3800	Commercial, Amuse-ment/Social/Recreation	\$500,000
9/26/07	7-2474	PHILIP BLACKBURN	19	10	1701 VALLEY VIEW DR	SOUTHWOOD #26	1,860	1860	Commercial, Amuse-ment/Social/Recreation	\$48,800
9/11/07	7-2501	J & M			3975 SH 6 S		2,080	2080	Commercial, Stores & Cus-tomer Service	\$140,000
9/12/07	7-2430	JAY BURCH CONSTRUCTION,			3975 SH 6 S		1,630	1380	Commercial, Stores & Cus-tomer Service	\$35,000
9/6/07	7-1738	GARY BRANDON ENTRPRISES	2	0	720 UNIVERSITY DR E		68,552	68552	Commercial, Hotel/Motel	\$5,900,000
9/12/07	7-2655	DOVETAIL BUILDERS	0	4	1725 HARVEY MITCHELL	CRAWFORD BURNETT (ICL)	1,026	1026	Commercial, Other	\$40,000
9/25/07	7-2451	STEELBACH CONSTRUCTION	1	0	2425 EARL RUDDER FWY	RAINTREE			Commercial, Other	\$26,000
9/5/07	7-2617	GRACE BIBLE CHURCH	0	59	700 ANDERSON ST	CRAWFORD BURNETT (ICL)			Commercial, Re-model/Renovation	\$5,000
9/6/07	7-2687	ED PHILLIPS	4	1	1500 HARVEY RD 4038	POST OAK MALL			Commercial, Re-model/Renovation	\$3,000
9/11/07	7-2720	C L M CONSTRUCTION LLC	1	5	501 UNIVERSITY DR	TAUBER	3,285	3285	Commercial, Re-model/Renovation	\$25,000
9/19/07	7-2852	NATIONAL CARPORT INDST	1	1	1001 KRENEK TAP RD	E & M JONES FARM PLACE	300	300	Commercial, Re-model/Renovation	\$7,500
9/24/07	7-2806	KEYS & WALSH CONSTR, LLC	1	1	1605 ROCK PRAIRIE RD	REMINGTON	1,200	1200	Commercial, Re-model/Renovation	\$50,000
9/25/07	7-1629	KOVAK & CO	3	0	2206 -2232 TEXAS AVE S	PARKWAY PLAZA #6	9,300		Commercial, Re-model/Renovation	\$45,000
9/25/07	7-2869	SPECIALTY RESTORATION	4	21	1904 DARTMOUTH ST BLD U	WOOD BROOK CONDOS			Commercial, Re-model/Renovation	\$17,000
9/27/07	7-2861	BITTICK EQUIPMENT INSTAL-LATION	1	1	2501 TEXAS AVE S	PARK PLACE			Commercial, Re-model/Renovation	\$2,800
9/27/07	7-2775	BRITT RICE	0	22	909 UNIVERSITY DR E	UNIVERSITY PARK #2	319		Commercial, Addition	\$90,000
9/5/07	7-2668	AXIOM CONSTRUCTION CO, INC	5	2	1713 TEXAS AVE S	CULPEPPER PLAZA		279	Commercial Demolition	\$10,000
9/5/07	6-3492	AXIOM CONSTRUCTION CO, INC	5	2	1719 TEXAS AVE S	CULPEPPER PLAZA	3,400	279	Commercial Demolition	\$17,000
9/7/07	7-2719	C L M CONSTRUCTION LLC	1	5	501 UNIVERSITY DR	TAUBER	200	450	Commercial Demolition	\$5,000
9/13/07	7-2367	D C CONTRACTING			1210 HARVEY RD		12,500	268	Commercial Demolition	\$8,324
9/19/07	7-2838	DUDLEY CONSTRUCTION	1	4	1601 STALLINGS DR	UNIVERSITY OAKS		260	Commercial Demolition	\$7,000
9/24/07	7-2685	US BUILDERS	0	36	504 EARL RUDDER FWY	R CARTER (ICL)	8,074		Commercial Slab Only	\$61,777

BUILDING PERMIT DETAILS:

MISCELLANEOUS PERMITS

Date	Permit	Contractor	Lot	Blk	Address	Subdivision	Total Sq. Ft	Heat Sq. Ft	Application Type	Valuation
9/5/07	7-2032	AMBIANCE SIGNS	1	2	900 HARVEY RD	WOODSTOCK #1	34		Sign Permit	\$918
9/6/07	7-2654	APACHE SIGN & SERVICE INC	2	1	1100 HARVEY RD	POST OAK SQUARE	32		Sign Permit	\$1,200
9/7/07	7-2681	WAKEFIELD SIGN SERVICE	1	1	4030 SH 6 S	GRAHAM CORNER PLAZA	121		Sign Permit	\$8,000
9/11/07	7-2727	BRITELITE SIGNS			1200 HARVEY RD		300		Sign Permit	\$10,000
9/24/07	7-2834	WAKEFIELD SIGN SERVICE	3	0	2321 TEXAS AVE S	H F KRENEK #2	225		Sign Permit	\$1,875
9/28/07	7-2881	WAKEFIELD SIGN SERVICE	0	1	105 SOUTHWEST PKWY		60		Sign Permit	\$1,075
9/25/07	7-2884	UNITED HOME IMPROVEM	15	10	2011 ANGELINA CIR	SOUTHWOOD #24			Reroof	\$3,300
9/26/07	7-2888	ALLEN ON TOP ROOFING	7	0	308 GILCHRIST AVE	COLLEGE HILLS			Reroof	\$1,600
9/26/07	7-2891	ALLEN ON TOP ROOFING	1	20	100 LEE AVE	OAKWOOD			Reroof	\$2,800
9/28/07	7-2926	RITE WAY CONSTRUCTION	20	40	211 PERSHING AVE	OAKWOOD	1,400		Reroof	\$3,000
9/25/07	7-2835	PARTY TIME RENTALS	1	2	200 QUALITY CIR	THE BUSINESS CENTER AT COLLEGE	4,400	403	Tent	\$2,600
9/12/07	7-2742	SUNSHINE FUN INC.	35	2	3712 BRIDLE CT	BRIDLE GATE ESTATES PH 2	500		Swimming Pool	\$25,000
9/18/07	7-2601	AGGIELAND POOLS	8	20	9200 LAKE FOREST CT N	WOODCREEK #6 NORTH			Swimming Pool	\$45,000
9/21/07	7-2860	SUNSHINE FUN INC.	7	3	4404 LONGTHORPE CT	CASTLEGATE SEC 5 PH 1	400		Swimming Pool	\$30,000
9/4/07	7-2660	J M PORTABLE BUILDINGS,	8	5	604 ASTER DR	EDELWEISS ESTATES PHS 2	192	416	Accessory/Storage	\$3,610
9/12/07	7-2756	HOMEOWNER	2	1	3803 BRIDLE TRAILS CT	BRIDLE GATE ESTATES PH 1	100		Accessory/Storage	\$3,000
9/21/07	7-2847	CRUZ CONSTRUCTION	2	1	2317 -A TEXAS AVE S	KIRKPATRICK	600		Accessory/Storage	\$4,500
9/7/07	7-2712	FASTSIGNS	4	2	1907 DARTMOUTH ST	WOODSTOCK #1	30		Banner	\$0
9/18/07	7-2837	C C CREATIONS BANNER			309 COLLEGE AVE		32		Banner	\$0
9/27/07	7-2908	FASTSIGNS	1	5	2201 EARL RUDDER FWY	WINDWOOD #4	30		Banner	\$0



# BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	DEMO	MOVING	TOTAL
JAN.	283	233	177	105	10	10	4	3	0	825
FEB.	288	238	174	148	22	7	6	0	0	883
MAR.	332	304	246	165	14	3	8	0	0	1072
APR.	400	357	272	169	13	2	14	0	0	1227
MAY	434	325	243	187	7	1	18	0	1	1216
JUN.	492	314	312	136	0	4	19	0	0	1277
JUL.	481	316	355	270	11	0	10	0	0	1443
AUG.	512	347	280	240	31	1	12	0	0	1423
SEPT.	348	225	241	150	96	1	13	0	0	1074
OCT.										
NOV.										
DEC.										
<b>YEARLY TOTAL</b>	<b>3570</b>	<b>2659</b>	<b>2300</b>	<b>1570</b>	<b>204</b>	<b>29</b>	<b>104</b>	<b>3</b>	<b>1</b>	<b>10440</b>

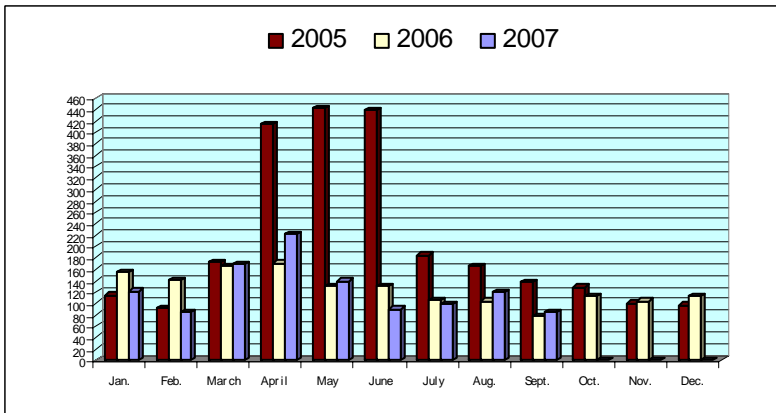
## REZONING SCOOP

Project Number	Location of Land	Acres	Request	P&Z Date	Status	Council Date	Status
07-500170	3370 Greens Prairie Rd	202.65	A-O to R-1	20-Sept	denied	11-Oct	approved
07-500169	9007 Sandstone Dr	45.11	A-O to R-1	20-Sept	approved	11-Oct	approved
07-500194	913A Harvey Rd	0.00	Conditional Use Permit	20-Sept	approved	11-Oct	approved
07-500204	3501-3535 Longmire Dr	12.55	C2 to C1	4-Oct	approved	25-Oct	
07-500213	701 Luther St	1.58	R1 to R4	4-Oct	approved	25-Oct	
07-500224	1103 Rock Prairie Rd	2.76	R4 to A-P	1-Nov		19-Nov	

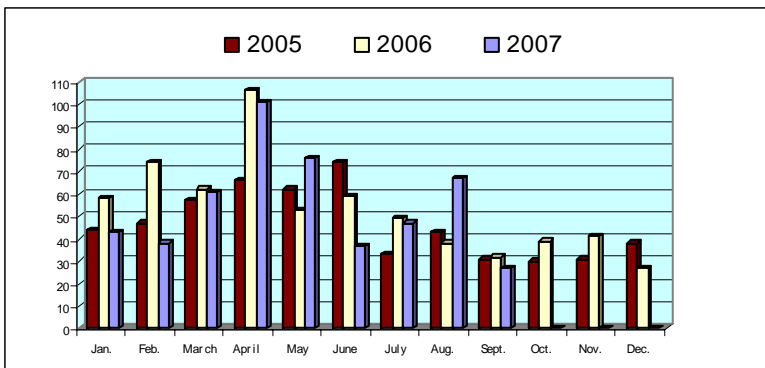
**POPULATION: The September population estimate is 86,480.**

## BUILDING PERMIT TOTALS: COMPARISON CHARTS

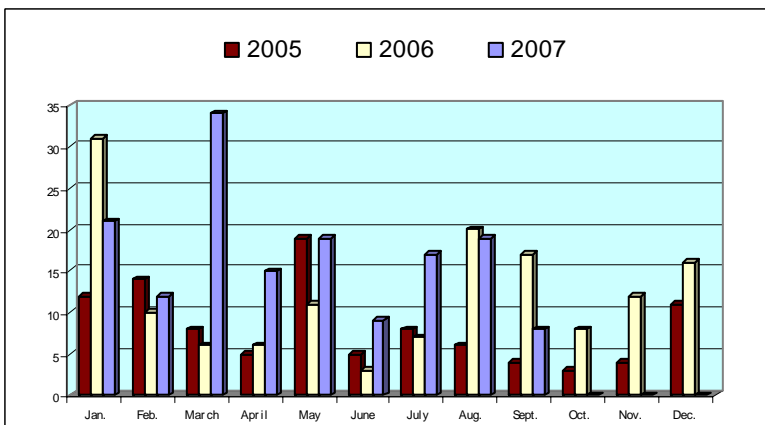
**TOTAL PERMITS  
3 YEAR—COMPARISON BY MONTH**



**SINGLE FAMILY PERMITS  
3 YEAR—COMPARISON BY MONTH  
(INCLUDES ONLY NEW SINGLE-FAMILY HOMES)**



**COMMERCIAL PERMITS  
3 YEAR—COMPARISON BY MONTH  
(INCLUDES NEW COMMERCIAL & COMMERCIAL REMODELS)**



**New Software provides access to Scheduling and Tracking Inspections, as well as reviewing the progress of New Project Submittals 24 hours a day!**

### ~ Scheduling and Tracking of Inspections ~

We are now providing the opportunity for you to access your inspections electronically at any time of the day or night. This new software program allows you, the contractor, to complete the most common steps in the construction process at your convenience and all online. You can now schedule or reschedule inspections, view inspection results, and access comments entered by our Building Inspectors on a 24/7 basis.

To access and use this software go to <http://bpinspect.cstx.gov> and enter the address or permit number followed by the pin number issued by the Customer Service Representative. Contact the Planning & Development Services Department at 979.764.3570 with any questions regarding this exciting new process.

### ~ Reviewing the Progress of New Projects ~

This new software is also providing us the opportunity to allow all individuals involved in a new project, as well as interested citizens, the ability to access multiple facets of the new project's process online. The following are just a few of the features you can access: the project's name, location, contact information for the owner, engineer, architect, etc., as well as staff's review comments on all the plans submitted for the project.

To access new projects go to <http://pzonline.cstx.gov> and search for the project by name. You can access various documents produced by City staff for the project, including documents produced for projects scheduled for public meetings, including maps, aerials, and staff reports related to the project. To contact staff regarding any feature of this new program or for any questions regarding a project, please select the Email Us link and let us know what you think.

# College Station

## Comprehensive Plan Update

The City of College Station is in the first phase of updating its Comprehensive Plan. The purpose of this update is to create a more workable plan that can help guide decisions about the future growth and development of our community.

With your input, the following Goals have been developed for the future of College Station!

### **Community Character**

Strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and protected and enhanced natural environment

### **Neighborhood Integrity**

Long-term viability and appeal of established neighborhoods

### **Transportation**

Improved mobility through a safe, efficient, and well-connected multi-modal transportation system designed to be sensitive to the surrounding land uses

### **Growth Management & Capacity**

Fiscally responsible and carefully managed development aligned with growth expectations and in concert with the ability to deliver infrastructure and services in a safe, timely, and effective manner

### **Economic Development**

Diversified economy generating quality, stable, full-time jobs, bolstering the sales and property tax base, and contributing to a high quality of life

### **Parks, Art, & Leisure**

Diversity of parks, open space, art, entertainment, recreation, and cultural opportunities contributing to the high quality of life for all residents and visitors

### **Municipal Facilities and Services**

Municipal facilities meeting community needs, contributing to community character, sensitive to the surrounding land uses, and providing exceptional municipal services

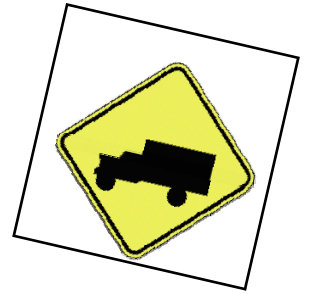
### **Utilities**

Cost effective, reliable, and safe utilities benefiting existing customers and supporting of development activity, designed to be sensitive to the surrounding land uses, and promoting resource conservation

For more information on the Comprehensive Plan Update, please visit our website at [www.cstx.gov/CompPlanUpdate](http://www.cstx.gov/CompPlanUpdate) or contact Jennifer Prochazka at 979.764.3570 or by email at [CompPlan@cstx.gov](mailto:CompPlan@cstx.gov). Thank you for your interest!



# Mobility Monthly



## Transportation Project Update

The **Texas Avenue** widening project continues to progress. During the months of September and October 2007, left-turns and through movements were prohibited at many minor intersections as TxDOT has reconstructed the pavement at these intersections. At this point, two lanes of traffic flow in each direction in the outside lanes and construction crews will focus on completing the raised median and another inside lane in either direction. Although the raised median is not yet installed, left-turns have been restricted to those locations where median openings will exist following the completion of the project. This project is on target to be completed in Spring 2008.

The **SH 6 Ramps** project is continuing and TxDOT crews are finalizing improvements on the frontage road between Texas Avenue and Rock Prairie Road. The next phase of the project, which should start in late October, will build the new Barron Road exit ramp. This phase should be completed early this fall and the final phase, that will construct the SH 6 / Rock Prairie Road flyover exit and the remainder of the on/off ramps, should start late this year.

The City of College Station **Dartmouth Drive** extension project is making visible progress. With the construction work in full swing, you can see Krenek Tap Road from FM 2818 along the project right-of-way. This project which will extend Dartmouth Drive between Krenek Tap Road and FM 2818 is still scheduled to be finished in the early Spring 2008.

Another City of College Station project under construction is the **Arrington Road/Decatur Drive** project that will provide connectivity between the Barron Road area and Arrington Road at SH 40. One of the first phases of this project, which started last month, will involve the construction of a bridge span across Spring Creek. The bridge span will be supported by piles that will be driven in mid-October. This project should be completed in mid 2008.